



**198 Skyview Point Road NE
Calgary, Alberta**

MLS # A2299133



\$609,000

Division:	Skyview Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to Skyview Ranch, one of Calgary's most established and sought-after NE communities, known for its strong sense of community and pride of ownership. This move-in-ready home offers an incredible opportunity for one lucky family to settle into a space they can truly call their forever home. From the moment you step inside, you're greeted by a bright, open-concept layout with soaring ceilings that create an inviting and airy atmosphere. The main floor is designed with both comfort and entertaining in mind, featuring a spacious formal living and dining area, perfect for hosting family gatherings and special occasions. The beautifully appointed kitchen is the heart of the home, complete with a large island and breakfast bar, stainless steel appliances, ample cabinetry, generous counter space, and a pantry. Just off the kitchen, the casual dining area is ideal for everyday meals and overlooks the cozy family room, while providing direct access to the backyard, perfect for keeping an eye on the kids while they play. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three well-sized bedrooms, including a generous primary retreat featuring a walk-in closet and private ensuite with a relaxing soaker tub. Two additional bedrooms share a full bathroom, and the upper-level laundry room adds everyday convenience. The fully developed lower level (illegal suite) offers excellent value and flexibility, featuring a separate side entrance, its own kitchen, full bathroom, two bedrooms, and a spacious living area. Step outside to enjoy a private, fenced backyard, perfect for summer BBQs and family time, with access to your double garage. Minutes to Stoney Trail and Calgary International Airport, close to schools, parks, and playgrounds with easy access to shopping, dining, and everyday amenities. Don't miss your chance,

contact your favorite agent today to book your private showing.